

Memorandum

To: Planning Commission Members
From: Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: August 1, 2014
Re: Staff Report for Highland Park Elementary School – Development Plan

Item #5 – Highland Park Elementary School - Development Plan **(PID #201406300029)**

Application: Development Plan
Location: 2600 Cameron Street
Applicant: Mark Waller, South-Western City School District
Zoning: SD-1
Use: School

Relevant Code Section(s):

- 1135.12 Zoning Districts and Regulations – Non-Residential District Requirements
- 1136.05 Landscaping – Minimum Landscape Requirements
- 1136.09 Landscaping – Other Planting Requirements

Project Summary:

The applicant is proposing to construct a new facility for Highland Park Elementary School located at 2600 Cameron Street. The proposed structure will be approximately 70,000 square feet and offer almost 27,000 square feet of classroom space. The existing school structure on the site will be demolished in order to construct the proposed new structure.

Site Plan

The 14.59 acre site will be accessed from the two existing curb-cuts at the terminus of Cameron Street and Castleton Street. The 24' drive along the front of the structure will provide access to parking as well as provide stacking for student drop off. An additional drive aisle will access the rear of the site for bus drop-off and the service area. The service area will be screened with masonry walls matching the building.

Hard and soft play areas are proposed to the west of the building. An additional soft play area is located north of the building and the bus drop off area will also act as additional hard play surface. The applicant has indicated that the existing baseball diamond is underutilized and will be removed during the redevelopment of the site. A dry detention basin is proposed east of the parking lot leaving the western portion of the lot open for the proposed geothermal well field. The northern portion of the property is to be preserved within the stream corridor protection zone.

Although not shown on plans, staff has confirmed with the district their willingness to grant easements for the future installation of recreational trails along the north property line within the stream protection area as well as tying into Castleton Street. The trail would be installed and maintained by the City.

Building

The proposed new structure is 69,639 square feet with 26,917 square feet of classroom space. The structure will be two stories in height finished in brick ("Commodore" and "Dutch Gray") with a metal roof (Beige). The maximum height of the structure is 40'2", within the height variance granted by the BZA in 2012 for the site.

Masonry screen walls are proposed around the dumpster and service area on the north side of the building. The applicant has submitted materials showing building perspectives from the site's entrances, Hoover Road, and the rear property line. Materials show that no rooftop mechanicals will be visible from the submitted perspectives; however a note was also added to plans that all rooftop mounted service/mechanical equipment shall be painted to match the brick utilized on the structure.

Parking

The proposed new school site will contain 135 parking spaces, including seven handicap accessible spaces. Parking will be located along the main drive along the front of the building as well as in a side parking lot east of the building. The bus drop-off area located on the north side of the structure will also provide event parking. The proposed parking is below the 179 spaces required by Code based on the proposed classroom square footage; however staff feels that this is appropriate for the site given the potential for on-street parking in the neighborhood as well as parking along the front drop-off area. The existing site contains 57 spaces.

Signage

Because the property is located in an SD-1 district, all proposed signage will be reviewed and approved by the Building Division through the sign permit process.

Recommendation(s):

Staff has reviewed the enclosed plans and supports the following deviations from the Codified Ordinances:

1. Parking lot landscape end islands removed from rear event parking / bus drop-off area.
2. Total parking on the site reduced from 179 to 135 spaces.

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan as submitted.